

PLOT AREA CALCULATION
(SCALE:1:200)

PARKING STATEMENT				
TYPE	WING	TOTAL	CAR	SCOOTER

F.S.I STATEMENT WING 'B' (IN SQ.M)				
FLOOR	COMM. F.S.I	RESI. F.S.I	LIFT AREA	TENEMENT
GROUND FLOOR	435.78	-----	1.90X1.50	-----
MEZZANINE/ 1ST FLOOR FLOOR	174.50	-----	1.90X2.45 = 3.61 + 4.68 = 8.26 sqm	-----
2ND	-----	835.26		10
3RD	-----	835.26		10
4TH	-----	623.84		7
TOTAL	510.28	2294.36	8.26	27

PARKING PROVIDED		
WING - A & B	CAR	SCOOTER
GROUND FLOOR	47	50
1st BASEMENT FLOOR	46	61
2nd BASEMENT FLOOR	---	231
TOTAL	93	332



STAMP OF APPROVAL		01
1ST SANCTION CC.NO.0262/14, DATE-29/04/2014		N
<i>RE: 30162/2012</i> APPROVED SUBJECT TO CONDITION APPROVED UNDER COMMENCEMENT CERTIFICATE NO. <i>Soubling</i> <i>[Signature]</i>		
Building Inspector Deputy Engineer (with Regt. E-29) BUILDING PERMISSION DEPT ZONE-2, P.N.C.		

AREA STATEMENT		SQM.
1	AREA OF PLOT (Minimum Area of a,b,c to be considered)	5300.00
a)	AS PER OWNERSHIP DOCUMENT (71/2 CTS Extract)	5300.00
b)	AS PER MEASUREMENT SHEET	5308.58
c)	AS PER SITE	5300.00
2	DEDUCTIONS FOR	
a)	NON-BUILDABLE AREA	0.00
b)	PROPOSED 18.00m D.P./ 12.00m D.P. ROAD WIDENING AREA / SERVICE ROAD / HIGHWAY WIDENING	1418.62
c)	ANY D.P.RESERVATION	0.00
	TOTAL (a + b + c)	1418.62
3	BALANCE ARE OF PLOT (1 - 2)	3881.38
4	AMENITY SPACE	
a)	AMENITY SPACE REQUIRED	0.00
b)	ADJUSTMENT OF 2(b), IF ANY	0.00
c)	BALANCE PROPOSED	0.00
5	NET PLOT AREA [3 - 4 (c)]	3881.38
6	RECREATIONAL OPEN SPACE	
a)	OPEN SPACE REQUIRED [(3) X 0.10]	388.14
b)	OPEN SPACE PROVIDED	397.37
7	INTERNAL ROAD AREA	0.00
8	PLOTTABLE AREA (IF APPLICABLE)	
9	BUILT UP AREA WITH REFERENCE TO BASIC 'S' AS PER FRONT ROAD WIDTH (SR NO. 5, 10, 11, 12, 13, 14)	4269.51
10	ADDITION OF FSI ON PAYMENT OF PREMIUM	
a)	MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH / TOD ZONE [(sr no. 1) X 0.50]	0.00
b)	PROPOSED FSI ON PAYMENT OF PREMIUM (PROPOSEMENT)	0.00
	IN-SITU FSI / TDR LOADING	
a)	IN-SITU AREA AGAINST 18.00m & 12.00m D.P. ROAD [1 (0.4) . 2(a)]	
b)	IN-SITU AREA AGAINST 60.00m D.P. ROAD [2 (0.4) SR NO. 2(b) IF ANY]	0.00
c)	IN-SITU AREA AGAINST AMENITY SPACE IF HANDLED OVER [2 (0.0) + 185 + SR NO. 4(b) and / or (c)]	0.00
d)	TDR AREA [1 (1 X 0.65) - 11a - 11b]	0.00
e)	TDR AREA PROPOSED (PROPOSEMENT)	0.00
f)	TOTAL IN-SITU / TDR LOADING PROPOSED [11(a) + (a1) + (b) + (d)]	0.00
11	ADDITIONAL FSI AREA UNDER CHAPTER NO.7	
12	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
a)	[9 + 10c - 11(a)] OR 12 WHICHEVER IS APPLICABLE	4269.51
b)	ANCILLARY AREA FSI UPTO 60% WITH PAYMENT OF CHARGES [14883.98] / 160 X 0.60 = 5570.24	0.00
c)	ANCILLARY AREA FSI UPTO 60% WITH PAYMENT OF CHARGES [1117.60] / 180 X 0.60 = 466.71	0.00
d)	TOTAL ENTITLEMENT (a+b+c)	4269.51
14	MAXIMUM UTILIZATION LIMIT OF F.S.I. (Building Potential) PERMISSIBLE AS PER ROAD WIDTH	4269.51
15	TOTAL BUILT-UP AREA IN PROPOSAL (Excluding Area at Sr.no 17 b)	
A)	COMMERCIAL PROPOSED BUILT-UP AREA	1115.91
B)	RESIDENTIAL PROPOSED BUILT-UP AREA (as per P-Line)	3150.35
c)	TOTAL (a+b)	4266.26
16	F.S.I. CONSUMED (15/13) (should not be more than serial No 14 above.)	
17	AREA FOR INCLUSIVE HOUSING IF ANY	
a)	REQUIRED (20% of Sr.No 5)	0.00
b)	PROPOSED	0.00

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE HAS ITS DIMENSIONS OF SIDES ETC OF PLOT STATED ON PLAN HAS ITS AREA AS MEASUREMENT MENTIONED IN DEMARCATION AND THE AREA TALLIES WITH THE MINIMUM AREA STATED IN THE DOCUMENT OF OWNERSHIP/ LAND RECORD DEPT/ CITY SURVEY RECORDS. ALL THIS INFORMATION IS BASED ON DOCUMENTS PROVIDED BY OWNER/ P.O.A HOLDER IN ORIGINAL/ TRUE COPY/PHOTOCOPY.

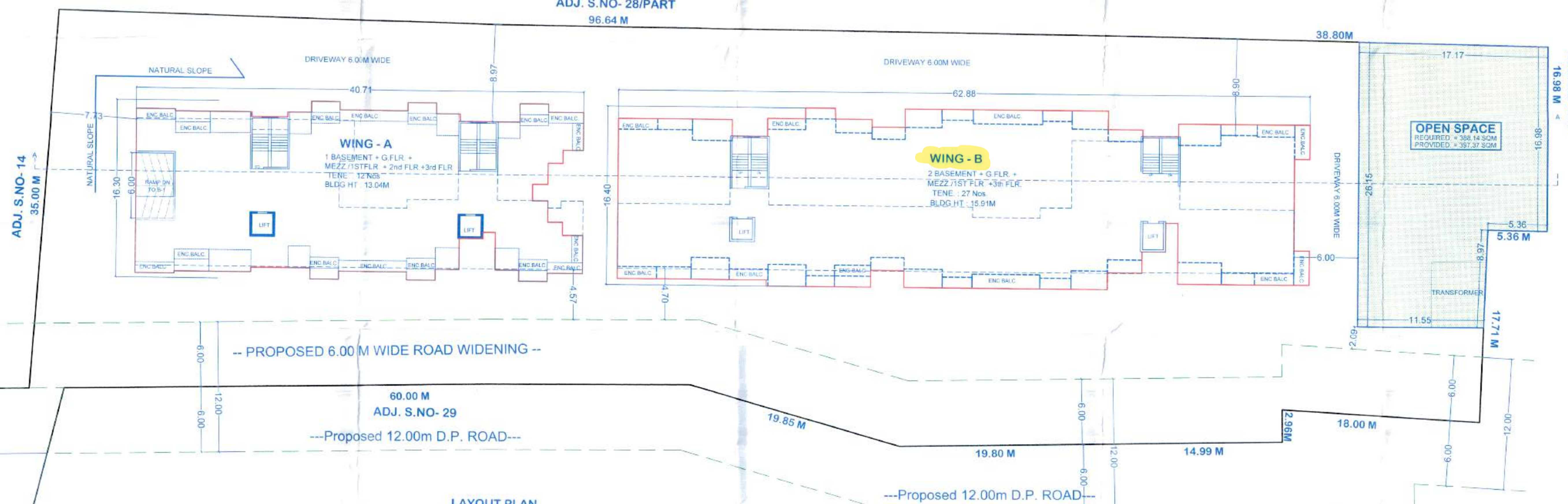
LEGEND

PLOT BOUNDARY — BLACK
PROPOSED WORK — RED
DRAINAGE LINE — RED DOTTED
WATER LINE — BLACK DOTTED
ROAD WIDENING LINE — GREEN DOTTED

SHREE BALAJI CONSTRUCTION
(MNS)
Nagaram Narva
Sagarika
Sagarika
J.N.D. CONSTRUCTION

PROJECT
PROPOSED COMM.& RESI. BUILDING
S.NO. 28/22/4/4,28/22/1/2,28/22/1/3,28/22/4/2 28/22/4/3,28/22/4/7,28/24/12,28/24/3,28/24/2, 28/24/5,28/24/8 ,29/1/2 ,AMBEGAON(BK),PUNE

MALWADKAR ARCHITECTS B. N. MALWADKAR, RAHUL R. MALWADKAR "SAMARTH BUILDING" PLOT NO. 10, LOKESH SOCIETY, B. N. 872673 OPP CANARA BANK, BBNWAVEAD, PUNE. 411 037 PH. NO. - 7689045291 / 92			
SCALE	DATE	DRAWN BY	REF.
1:200	25/01/2022	RAVI	X-Nanna Ambegaon/Drawings/P M CPMC 2021/UDCPR/JR2



OPEN SPACE AREA CALCULATION							
1.	0.50	X	24.35	X	11.98	X	1 = 145.86
2.	0.50	X	24.35	X	3.74	X	1 = 45.53
3.	0.50	X	28.66	X	3.90	X	1 = 55.69
4.	0.50	X	28.66	X	10.52	X	1 = 150.28
TOTAL AREA							397.37

